

139.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / 1,300,700 /

USE VALUE:

1,300,700 / 1,300,700

ASSESSED:

1,300,700 / 1,300,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NADAS STEPHEN J	
Owner 2: NADAS BOKOR SUSAN	
Owner 3:	

Street 1: 10 HILLSDALE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DULISSE BRIAN K -

Owner 2: MAHON BARBARA -

Street 1: 10 HILLSDALE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,945 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2555 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5945		Sq. Ft.	Site		0	90.	1.01	10									538,517						538,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										89442
										GIS Ref
										GIS Ref
										Insp Date
										09/29/17

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		139.0-0005-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	762,300	0	5,945.	538,500	1,300,800	1,300,800	Year End Roll	12/18/2019			
2019	101	FV	548,400	0	5,945.	568,400	1,116,800	1,116,800	Year End Roll	1/3/2019			
2018	101	FV	548,400	0	5,945.	418,800	967,200	967,200	Year End Roll	12/20/2017			
2017	101	FV	555,000	0	5,945.	400,900	955,900	955,900	Year End Roll	1/3/2017			
2016	101	FV	555,000	0	5,945.	371,000	926,000	926,000	Year End	1/4/2016			
2015	101	FV	525,200	0	5,945.	311,100	836,300	836,300	Year End Roll	12/11/2014			
2014	101	FV	525,200	0	5,945.	304,000	829,200	829,200	Year End Roll	12/16/2013			
2013	101	FV	525,200	0	5,945.	289,600	814,800	814,800		12/13/2012			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DULISSE BRIAN K	53031-528		6/19/2009		822,000	No	No		
SMITH MARGARET	35585-32		5/31/2002		641,000	No	No		
	9876-420		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/23/2016	1166	Redo Bat	39,198	O					9/29/2017	Meas/Inspect	HS	Hanne S
9/23/2011	1176	Manual	10,825	C				remodel 1st fl bat	12/6/2008	Meas/Inspect	201	PATRIOT
2/16/2005	97	Re-Roof	7,000						7/11/2005	Permit Visit	BR	B Rossignol
11/6/2003	955	Redo Kit	84,174	C		G6	GR FY06	REAR ADD, FOUNDATI	8/31/2002	MLS	MM	Mary M
									11/29/1999	Mailer Sent		
									11/10/1999	Measured	264	PATRIOT
									3/1/1992		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

